

9261 2121  
stewartestateagents.com

**stewart**  
estate agents



Exclusive new home **ORKEN LANE**  
Aghalee BT67 0ED

Offers around  
**£575,000**

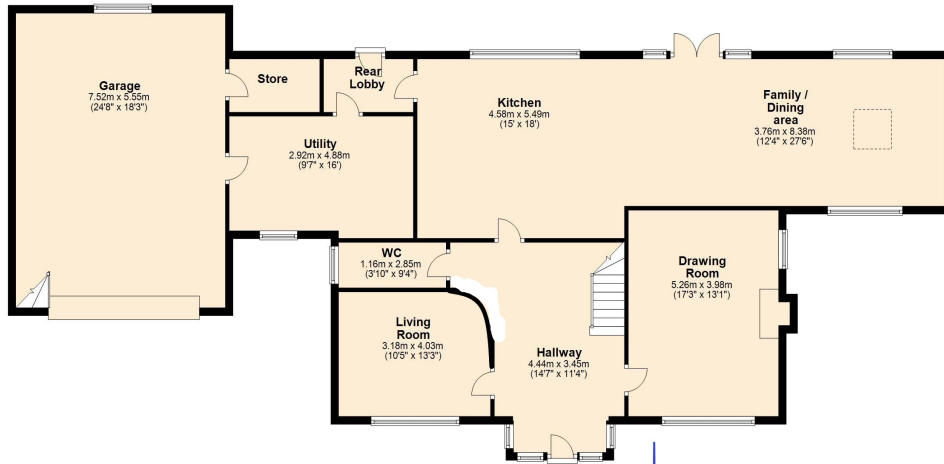
*Exclusive Homes*



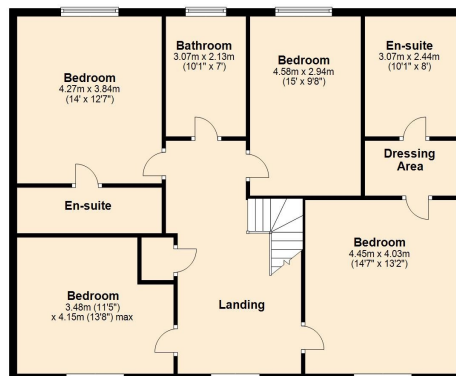
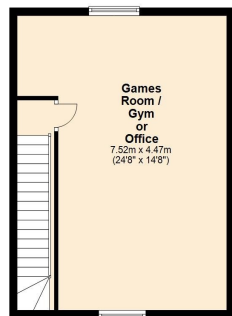




Ground Floor



First Floor



## Description

This very elegant detached country home simply embraces modern living with the perfect juxtaposition of traditional values and contemporary credentials and presenting a wonderful opportunity for any purchaser to fulfil their dream of creating an individual interior design for a modern country home.

The property has a practical floor plan which has been skilfully arranged over two floors and includes two ensuite bedrooms, a large games room, gymnasium or office suite, a grand and elegant reception hallway as well as a truly sensational live-in style kitchen with dining and family area.

Orken Lane envelopes its rural landscape yet practically convenient by car to other towns and Villages.

A welcome addition to the current market, we feel that this a unique opportunity and viewing is highly recommended!

- Beautifully designed, newly constructed detached country home
- Handsome architectural double fronted design with an adjoining garage block
- Grand entrance hallway with a traditional style front door with top and side lights, leading into the hallway with a bespoke spindled staircase and a walnut handrail and money tail finish. Gallery style landing
- Downstairs cloak room with the provision for a WC and wash hand basin
- Four double bedrooms, master bedroom with ensuite shower room and walk through dressing room
- Bright and elegant drawing room with the provision for a fireplace
- Bedroom two with an ensuite shower room
- Stunning open plan live-in style kitchen with dining area and family room including a unique roof lantern to allow maximum natural light. Double doors lead to the rear gardens
- Separate rear lobby leading to the utility room and a connecting door to the garage
- Family room or formal dining room with curved wall as a contemporary architectural feature
- Bathroom on the first floor with provisions for a full bathroom suite and shower cubicle
- Detached garage has a garage door with a feature pedestrian door integrated into the design. Stairs lead to a first floor games room, office suite, gymnasium or annex if required. There maybe an option for an ensuite WC with wash hand basin as optional extra. Separate downstairs store room
- PVC double glazed windows with the front windows finished in sliding sash frames
- White panelled interior doors with white skirting boards and architraves
- Spacious gardens to the front side and rear which will be levelled and top soiled
- Driveway will be finished Tarmac
- Air source heating system with under floor heating to the first and second floors
- Generous PC Sum of £40,000
- 10 year Global Homes warranty

**BUILDER: David McKee Contracts Ltd.**

### Nominated Suppliers:

Please contact office 028 9261 2121

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.